067.0	0005	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	949,500	/	949,500
USE VALUE:	949,500	/	949,500
ASSESSED:	949,500	/	949,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GLETTLER JAMES
Owner 2:	KUNG JEAN
Owner 3:	
Street 1:	115 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROACH LORETTA H -
Owner 2:	-
Street 1:	115 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1890, having primarily Wood Shingle Exterior and 2770 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8500.000	516,100	8,100	425,300	949,500
Total Card	0.195	516,100	8,100	425,300	949,500
Total Parcel	0.195	516,100	8,100	425,300	949,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.80 | /Parcel: 342.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 067.0-0005-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	515,900	8100	8,500.	425,300	949,300	949,300	Year End Roll	12/18/2019
2019	101	FV	293,700	8300	8,500.	425,300	727,300	727,300	Year End Roll	1/3/2019
2018	101	FV	303,600	8600	8,500.	285,500	597,700	597,700	Year End Roll	12/20/2017
2017	101	FV	303,600	8600	8,500.	273,400	585,600	585,600	Year End Roll	1/3/2017
2016	101	FV	303,600	8600	8,500.	249,100	561,300	561,300	Year End	1/4/2016
2015	101	FV	286,200	8700	8,500.	200,500	495,400	495,400	Year End Roll	12/11/2014
2014	101	FV	286,200	8700	8,500.	179,200	474,100	474,100	Year End Roll	12/16/2013
2013	101	FV	286,200	8700	8,500.	170,100	465,000	465,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROACH LORETTA H	71776-575	1	10/22/2018		970,000	No	No		
	12846-1		8/19/1975			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2019	302	Insulate	17,800	C				
1/30/2019	144	Inter Fi	205,482	O				
10/20/2009	1015	Demo gar	20,000					
7/12/2002	541	Re-Roof	15,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2019	SQ Returned	JO	Jenny O
10/2/2018	MEAS&NOTICE	CC	Chris C
5/26/2009	Info At Door	189	PATRIOT
11/3/2000	Hearing N/C	201	PATRIOT
11/23/1999	Inspected	267	PATRIOT
10/6/1999	Measured	163	PATRIOT
7/31/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8500		Sq. Ft.	Site		0	70.	0.71	11			Med. Tr	-10					425,251						425,300	

Total AC/HA: 0.19513 | Total SF/SM: 8500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 425,251 | Spl Credit | Total: 425,300

USER DEFINED

User Acct	43116
GIS Ref	
GIS Ref	
Insp Date	10/02/18
!5752!	

PRINT

Date	Time
12/10/20	20:35:45

LAST REV

Date	Time
08/07/19	13:00:11
apro	
5752	

PAT ACCT.

Prior Id # 1:	43116
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	3 - Aluminum	10	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02178669
Const Adj.:	1.01989794
Adj $ / SQ:	130.265
Other Features:	74971
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	540969
Depreciation:	24885
Depreciated Total:	516085

COMMENTS

OF - SINK & TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M

Totals		
1	9	4

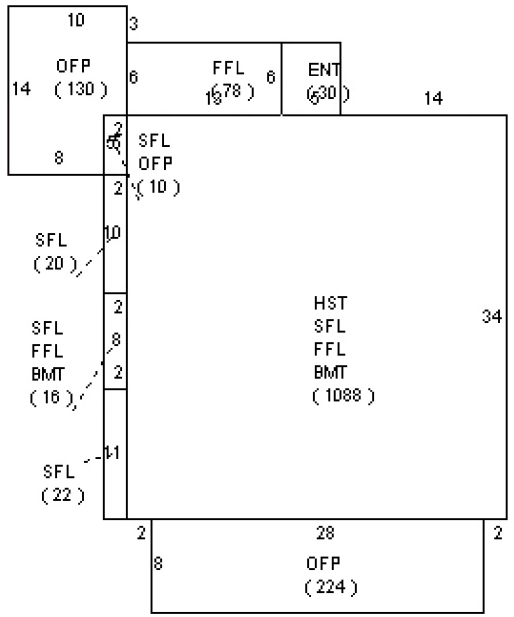
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	143.29
Special Features:	0	Val/Su Net:	119.41
Final Total:	516100	Val/Su SzAd	182.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,182	130.260	153,973
BMT	Basement	1,104	39.080	43,144
SFL	Second Floor	1,098	130.260	143,057
HST	Half Story	544	125.050	68,029
OFP	Open Porch	364	21.450	7,808
ENT	ENTRY	30	26.930	808

Net Sketched Area:	4,322	Total:	416,819
Size Ad	2824.1999	Gross Are	4924	FinArea	2770
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	10		
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0005-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X21	G	GD	2009	31.15	T	6	101			7,400			7,400
19	Patio	D	Y	1	12X14	A	AV	2009	4.48	T	8	101			700			700

More:	N	Total Yard Items:	8,100	Total Special Featues:		Total:	8,100